

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING –September 6, 2001
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-81, 83-89*)

Members: Henry P. Szymanski (*voting on items 1-89*)
Scott R. Winkler (*voting on items 1-54, 56-89*)
Catherine M. Doyle (*voting on items 1-60*)
Roy B. Nabors (*voting on items 2-89*)

Alt. Board Members: Georgia M. Cameron (*voting on items 1, 55, 61-89*)

START TIME: 2:10 p.m.

End Time: 8:15 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	21824 Special Use Denied	Hearst corporation, WISN Division Rick Henry, Vice Pres.;	5201 N. Milwaukee River Pk. 1st Dist.
		Request to construct a 116' addition to the existing 1103' transmitter tower.	
	Action:	--	
	Motion:	The Board moved to concur with the recommendation of the City Attorney that the recent decision from the Circuit Court be appealed.	
	Vote:	Roy Nabors not voting -- Georgia Cameron, alternate, voting. 5 ayes, 0 nays	
2	23387 Special Use	Aquil Malik, Prospective Buyer	5909 W. Good Hope Rd. 9th Dist.
		Request to raze the existing gas station and construct a new motor gas station and convenience store to be open 5 a.m. to midnight.	
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23680 Extension of Time	Precious Child Care and Preschool Willie F. Cunningham; Property Owner Request to comply with the conditions of case No. 22057.	3866 N. Teutonia Av. 10th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	23224 Use Variance	Hazel Johnson, Lessee Request to occupy the premises as a limousine service.	3213 N. 10th St. A/K/A 3211-13 N. 10th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	22978 Dimensional Variance	Robert L. Harrison, Property Owner Request to park a motor vehicle in excess of 22 ft. on a residential lot.	3127 N. 14th St. 10th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23403 Use Variance	James Cape and Sons Co. Prospective Buyer Request to occupy the premises as a recycling, reclamation, and concrete crushing and facility.	6000 S. 6th St. 13th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	23404 Special Use	Salvador Sanchez, Lessee Request to occupy the premises as a type 'A' restaurant.	2115 S. 1st St. A/K/A 2107-09 S. 1st St. 14th Dist.
	Action:	Dismissed	
	Motion:	Henry Szymanski moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	23751 Special Use	Cassandra Holley Enterprises Inc. d/b/a Dreamland Child Care; Lessee Request to occupy the premises as a day care center for 65 children, ages 6 weeks to 12 years, Monday through Friday, 6 AM to 6 PM.	3109-19 W. Burnham St. 16th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23735 Dimensional Variance	John Hennessy, Prospective Buyer Request to construct a 5 story building on the premises without the required setbacks.	1539-41 W. Kilbourn Av. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the petitioner build in accordance with plans submitted.</p> <p>4. That the applicant obtains all the necessary demolition and building permits and complies with the State Building Codes and any other applicable City codes.</p> <p>5. That the petitioner work with Department of City Development Planning Administration staff on design related issues. The petitioner must submit revised drawings that reflect these changes to the Board of Zoning Appeals for Department of City Development staff review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Department of City Development Planning Administration staff approved plan.</p> <p>6. That the petitioner receive common council approval for a certified survey map to create the proposed parcel.</p> <p>7. That the petitioner receive an easement in order to provide vehicular access from the east abutting parcel.</p> <p>8. That these Variances are granted to run with the land.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23770 Use Variance	Wayman Easley d/b/a Ned's Pizza Inc.; Property Owner	3100 W. Capitol Dr. 1st Dist.
		Request to occupy the premises as a Type 'B' restaurant with drive-thru.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no median alteration work is hereby approved in W. Capitol Drive.</p> <p>5. That the unused driveway on W. Capitol Drive is closed and restored with curb and gutter.</p> <p>6. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development within thirty (30) days of the date hereof.</p> <p>7. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>8. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>9. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	23750 Special Use	BCR Auto Parts Inc. d/b/a Phil's United Auto Parts; Property Owner Request to continue occupying the premises as a motor vehicle parts facility with the addition of motor vehicle repair.	1920 W. North Av. A/K/A 1900-26 W. North Ave. 17th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other debris.</p> <p>5. That no work or storage of materials occurs in the public right of way.</p> <p>6. That all previous conditions of the Board of Zoning Appeals are complied with.</p> <p>7. That this Special Use is granted for a period of time commencing with the date hereof and expiring on March 26, 2006.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23714 Special Use	The Westbrooks Connection Betty Westbrooks; Property Owner	6101-03 W. Capitol Dr. 2nd Dist.
		Request to continue occupying the premises as a recreational facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with current State commercial code. 5. That all users of the facility be informed that they should not park their vehicles in the adjoining residential neighborhood. 6. That all previous conditions of the Board regarding this property are complied with. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	23722 Special Use	Betty Westbrooks, Property Owner Request to continue occupying the premises as a day care center for 70 children, ages 6 wks. to 13 yrs., Monday thru Friday, 6:00 AM to 6:30 PM.	5810 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the westerly driveway on W. Fond du Lac Ave. be removed and restored with curb and gutter because it leads directly to the play area. 6. That the center driveway on W. Fond du Lac Ave. be removed and restored with curb and gutter because it is obstructed by parking stalls to the extent that vehicles must drive on the sidewalk to use the driveway. 7. That the parking stalls be delineated with pavement marking. 8. That signage not exceed 50 square feet. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23721 Special Use	<p>Changing Your World Children Academy Mr. & Mrs. Gary Wheeler; Prospective Buyer</p> <p>Request to occupy the premises as a day care center for 80 children, ages 6 wks. - 12 yrs., from 6:00 a.m. - 6:30 p.m Monday through Friday, 6:00 a.m. - 1:00 p.m. on Saturday and 10:00 a.m. - 6:00 p.m. on Sunday and a training & counseling office.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the driveway on W. Fond du Lac Ave. be widened to a minimum of 22-feet wide to allow two-way traffic through the driveway. 6. That access to the adjoining alley from the main parking area be eliminated by means of a physical barrier. 7. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development within thirty (30) days of the date hereof. 8. That signage is limited to a maximum of 50 square feet. 9. That the storefront windows remain as clear glass and are maintained in an attractive manner. 10. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	<p>6245 W. Fond du Lac Av. A/K/A 6241-45 W. Fond du Lac Ave. 2nd Dist.</p>

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15	23729 Special Use	Daughters of the Father Ministries, Inc. Doris J. Pimkney; Prospective Buyer	1420 N. 33rd St. 4th Dist.
		Request to occupy the premises as a day care center for 20 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the security gates are removed from the windows. 6. That signage is limited to a maximum of 17 & ½ square feet. 7. That the security grates are removed from the windows and that the windows remain as glass and are maintained in an attractive manner. 8. That the banner sign is removed. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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16	23756 Special Use	Robin Harmon Harmon Manor Child Development Center II; Lessee Request to occupy the premises as a day care center for up to 99 children, ages 4 weeks through 12 years, 24 hours per day, 7 days per week (an expansion of a current operation). Action: Granted 5 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the outdoor play area is not utilized after 8:00 P.M. 6. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	4851-55 N. 76th St. A/K/A 4807-47 N. 76th St. 5th Dist.
17	23650 Special Use	Captain Install, Inc. James Richey; Lessee Request to continue occupying the premises as a motor vehicle repair facility (installation of electronic equipment). Action: Adjourned Motion: This appeal was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	2231 N. Humboldt Av. A/K/A 2227-31 N. Humboldt Av. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
18	23728 Special Use	King Square, LLC Michael S. Briscoe; Property Owner	2373 N. Martin L King Dr. 6th Dist.
		Request to occupy the premises as a type 'b' restaurant with a drive-through facility.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains all required permits and meets current State building code for commercial buildings.</p> <p>5. That revised design plans are submitted to the Board of Zoning Appeals and are approved by the Department of City Development, Long Range Planning staff prior to the issuance of any permits.</p> <p>6. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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19	23744 Special Use	Karen B. Spencer d/b/a Deja Vu Consignments, LLC; Lessee Request to occupy the premises as retail sales of used merchandise.	1743-45 N. Martin L King Dr. A/K/A 1739-45 N. Martin L King Dr. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains all required permits and meets current State building code for commercial buildings.</p> <p>5. That revised design plans are submitted to the Board of Zoning Appeals and are approved by the Department of City Development, Long Range Planning staff prior to the issuance of any permits.</p> <p>6. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

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20	23749 Special Use	Solomon Community Temple Child Care Center Lessee Request to occupy the premises as a day care center for 58 children, ages 6 weeks to 12 years, Monday through Friday, 6 AM to 6 PM.	3295 N. Martin L King Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for day cares.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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21	23766 Special Use	YMCA of Metropolitan Milwaukee Youth Leadership Academy Branch; Lessee Request to occupy the premises as an office.	4199 N. Richards St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy certificate and complies with current State commercial code.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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22	23704 Special Use	All About Me Day Care Center Eloise Perry; Property Owner Request to occupy the premises as a day care for 22 number of children, ages 6 wks. - 12 yrs., from 6 a.m. - 6 p.m.	4322 W. Center St. A/K/A 4320-30 W. Center St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the driveway on west Center St. and the driveway on north 44th St. be removed and restored with curb and gutter. 6. That the applicant apply for and obtain a loading zone on west Center St. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23710 Dimensional Variance Granted	White's Residential Facility Lanell White;Property Owner Request to continue occupying the premises as a Community Based Residential Facility (CBRF) and increase the number of residents to 14 clients.	2811 W. North Av. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains an occupancy certificate and meets current State commercial code for increasing the number of occupants from 12 to 14 clients.</p> <p>5. That this Variace is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
24	23733 Special Use	The Martin Center Inc. Naim Muhammad; Lessee Request to continue occupying the premises as a Community Living Arrangement (CLA) for 32 male clients ages 11-17.	2548 N. 29th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant/operator corrects current fire code violations and obtains all required certificates.</p> <p>5. That all previous conditions of the Board regarding this property are complied with.</p> <p>6. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23740 Special Use	C & E Williams Child Care Eddie Rutledge; Lessee Request to continue occupying the premises as a day care center for 70 children, ages 6 wks. - 12 yrs., open 24 hours.	2242 W. North Av. A/K/A 2100 W. North Ave. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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26	23741 Dimensional Variance	Milwaukee Habitat for Humanity, Property Owner Request to construct a new dwelling without the required rear setback.	2010 N. 29th St. A/K/A 2008-10 N. 29th St. 7th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the applicant obtains all required municipal permits. 5. That this Variance is granted to run with the land. 	
27	23757 Dimensional Variance	Vanessa Lewis-Nimox, Property Owner Request to construct a 22 ft. x 22 ft. detached garage on the premises.	2437 N. 34th St. 7th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the applicant obtains all necessary permits. 5. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	23702 Special Use	Wisconsin Muffler Bob Kulinski and Dan Woda; Property Owner Request to continue occupying the premises as a motor vehicle repair facility and expand the existing use into an adjoining building.	3634 W. Lincoln Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will rescheduled at the next available hearing.	
29	23709 Dimensional Variance	South Community Organization Joseph Korom; Property Owner Request to construct an addition combining the two buildings on the premises.	913 S. 23rd St. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	23743 Special Use Granted	Bay Development LLC Other Request to add a drive-through window to the approved gas station/convenience store.	6001 N. Teutonia Av. A/K/A 6001-39 N. Teutonia Ave. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains proper building permits. 5. That all previous conditions of case No. 23515 of the Board of Zoning Appeals are complied with. 6. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 25, 2011. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	23752 Special Use	Leisure Investments, William Becker, Pres. d/b/a Alamo; Property Owner	7933 N. 76th St. A/K/A 7919 N. 76th St. 9th Dist.
		Request to occupy the premises as motor vehicle rental office.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23759 Special Use	Academy of Learning Day Care Center Mary Alice Cannon; Request to continue occupying the premises as a day care center for 30 children, ages 3 wks. - 10 yrs., from 6:00 a.m. - 5:30 p.m.	3418 N. 12th St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy certificate and complies with current State commercial code for day cares.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
33	23773 Special Use	Dennis Biegaj d/b/a Terry's Nifty Thrifty; Lessee Request to occupy the premises for the sale of new and used furniture and appliances.	612 W. Lincoln Av. A/K/A 606-14 W. Lincoln Ave. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage is limited to the existing window signage. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	23703 Use Variance	Tico's Cars Sales and Repairs Guillermo Picado; Property Owner	1505 S. Muskego Av. 12th Dist.
		Request to occupy the premises as a motor vehicle sales, repair, and body bumping facility.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other debris. 5. That the barbed wire is removed from the fence. 6. That no work or storage of material occurs within the public right of way. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That all repair work is conducted inside of the building. 9. That no barbed wire is utilized as part of the proposed fencing. 10. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	23755 Special Use	Janet G. Frey d/b/a Janfrey Gallery; Lessee Request to occupy the premises as an art gallery.	606 S. 5th St. A/K/A 606-10 S. 5th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and meets all current commercial State building codes. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	23731 Special Use	Malafemina Marcella Mortellaro and Gina Colosimo; Lessee Request to occupy the premises as a type 'a' restaurant.	608 S. 5th St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and meets all current commercial State building codes. 5. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	23747 Special Use	Timothy C. Dittmann, Property Owner	224 W. Washington St. 12th Dist.
		Request to occupy a portion of the premises (5th fl.) as live/ work space and 5 artist studios.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and meets all current commercial State building codes. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	23768 Special Use	John Urban Property Owner Request to continue occupying the premises as a tavern and construct a 510 sq. ft. addition.	811-13 S. 1st St. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains a certificate of occupancy and meets all current commercial State building codes. 5. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
39	23720 Special Use	Moon Auto Repair Center Chand Mahmood; Lessee Request to occupy the north side of the premises for motor vehicle repair.	4320 S. 27th St. A/K/A 4300 S. 27th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
40	23723 Special Use	Thomas G. Lusty, Property Owner Request to construct a 46 x 33 ft. addition to the existing motor vehicle repair facility.	5900 S. 27th St. 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains all required permits and certificates and meets current State building code for commercial buildings. 5. That no work or storage of material occurs in the public right of way. 6. That a revised landscape and screening plan consistent with s.295-75 is submitted to and approved by the Department of City Development - Planning Administration within thirty (30) days. 7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23730 Special Use/ Dim. Var.	Peter J. Lentscher, Property Owner Request to construct a building addition to enclose the existing outdoor volleyball court.	4014 S. Howell Av. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and this Variance are granted for a period of time commencing with the date hereof and expiring on May 10, 2004. 	
42	23745 Dimensional Variance	Ken Baginski, Property Owner Request to legalize the front porch that was constructed in the required front setback.	4132 S. 5th Pl. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23713 Special Use	Tip-Top Atomic Shop Lisa and Jim Dutcher; Lessee Request to occupy the premises as a second hand sales facility (antiques, collectables, and new items).	2343 S. Kinnickinnic Av. A/K/A 2343-45 S. Kinnickinnic Ave. 14th Dist.
	Action:	Granted 1 yr.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant obtains an occupancy certificate and meets current state building code. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	23716 Use Variance	Pro Comp Auto Body, Inc. Leonard Tomich and Mark Amrozewicz; Property Owner Request to continue occupying the premises as a motor vehicle body bumping and repair facility.	3045 S. Kinnickinnic Av. A/K/A 3043 S. Kinnickinnick Ave. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage of auto parts, tires, nuisance vehicles or other debris.</p> <p>5. That no work or storage of material occurs within the public right of way.</p> <p>6. That all previous conditions of the Board regarding this property are maintained.</p> <p>7. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	23725 Special Use	Bay View Community Center Kimberly Robenstein; Other	3666 S. Clement Av. 14th Dist.
		Request to occupy the premises as a day care center for 50 children, ages 4 - 12 yrs., from 7:00 a.m. - 8:45 a.m. and as a community center which will operate from 2:45 p.m. until 6:00 p.m.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That signage is limited to a maximum of 17.5 sq. ft.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
46	23753 Dimensional Variance	Paul Warkaske, Property Owner Request to construct garage which exceeds allowable sidewall height and ridge height.	2814 S. Lenox St. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	23684 Special Use	James R. Blau, Lessee Request to continue occupying the premises as a self storage facility, motor vehicle repair facility, sale of used cars, rental of trailers and trucks and expand with a express auto lube center.	12000 W. Silver Spring Dr. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That any outdoor storage which abuts the public right-of-way has proper screening with landscaping in accordance with sec. 295-14-12. 5. That no work or storage of material occurs within the public right-of-way. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	23705 Special Use	Dennis Kaul, Property Owner Request to construct an addition to the existing motor vehicle pumping station and convenience store.	5931 N. 91st St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanki moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all required permits are obtained. 5. That all past Board conditions regarding case No. 22112 are complied with. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
49	23737 Special Use	Precious Hands Child Care Jennifer Williams; Lessee Request to occupy the premises as a day care center for 50 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m.	8687 N. 107th St. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing date.	
50	23742 Special Use	Taj Grocery Inc. Seema Varma; Lessee Request to occupy the premises as a grocery store.	5597 N. Lovers Lane Rd. A/K/A 5595 N. Lovers Lane Rd. 15th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	23707 Rehearing Request	Astral Aviation, Inc.; Lessee d/b/a Skyway Airlines Request for a rehearing on the application to construct an airport building 50 feet in height.	401 E. Layton Av. 13th Dist.
	Action:	Denied	
	Motion:	Henry Szymanki moved to deny the rehearing request. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, Craig Zetley abstained	
52	23769 Dimensional Variance	Air Wisconsin Airlines Corp.; Lessee Patrick Thompson, Exec. VP-Operations Request to replace an existing airport building with a new building 69 ft. in height.	4840 S. Howell Av. 13th Dist.
	Action:	Granted	
	Motion:	Henry Syzmanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	5 Ayes, 0 Nays	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner received permission from Milwaukee County to erect a structure in excess of the 35-ft. airport approach area height restriction. 5. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	23662 Special Use	Cleophus Lobley, Lessee Request to occupy the premises as a motor vehicle repair and used tire retail facility.	1406 W. Fond du Lac Av. A/K/A 1400-06 W. Fond du Lac Ave. 17th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
54	23688 Dimensional Variance	Christ Temple C.O.G.I.C Worship and Comm. Outreach Prospective Buyer Request to construct a church on the premises without the required setbacks and parking.	930 W. Hadley St. A/K/A 924-32 W. Hadley 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the proposed monument sign is eliminated. 5. That the applicant submit written documentation of one hundred and two (102) off-street parking spaces, which must be within 1/4 mile of the premises, prior to the issuance of permits. 6. That these Variances (295-134-1, 295-134-3, 295-134-4, 295-135-2) are granted to run with the land. 7. That this Variance (295-73-6) is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	23656 Dimensional Variance	New Creation MBC Rev. Clayton Duckworth Sr.; Property Owner Request to occupy the premises as a church.	1900-02 N. 18th St. 17th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes – Szymanski, Cameron , Nabors, Winkler , 0 Nays, 1 C. Zetley Abstained.	
56	23562 Special Use	Janice Banyard, Property Owner Request to occupy the premises as a day care center for approximately 40 children, ages 6 wks. to 13 yrs., 2 shifts, from 6:00 AM to 12:00 AM.	3508-10 W. Lisbon Av. 17th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	23701 Special Use	Community Learning Academy Marvin and Shawn Weaver; Lessee Request to occupy the premises as a day care center for 200 children, ages 4 wks. - 13 yrs., open 24 hours per day. Action: Granted 4 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Georgia Cameron. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. Provided the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That landscaping and screening plans are submitted which meet the intent of s.295-75. 6. That signage is limited to a maximum total of 50 square feet. 7. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 8. That any unused pylon signs or projecting wall signs must be removed. 9. That the play area not be utilized after 8:00 p.m. 10. That this Special Use is granted for a period of four (4) years, commencing with the date hereof.	5022-30 W. Hampton Av. 1st Dist.
58	23677 Dimensional Variance	Lazarus Manor Denise Spears; Property Owner Request to occupy a portion of the premises as a group home for 8 children.	4750 N. 52nd St. A/K/A 4748-50 N. 27th St. 2nd Dist.
		Action: Adjourned	
		Motion: This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	23708 Special Use	Telecorp Realty, LLC Lessee Request to construct an 80 ft. transmission tower.	5120 W. Capitol Dr. A/K/A 5120-30 W. Capitol Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner agrees to work with Department of City Development staff to develop appropriate landscaping and screening plans.</p> <p>5. That revised landscaping and screening plans are submitted to the Board of Zoning Appeals and approved by the Zoning Administrative Group prior to the issuance of any permits.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
60	23641 Special Use	The Milwaukee Women's Center Carey Tradewell-Monreal CEO; Property Owner Request to occupy the premises as a social service office.	5444 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	23592 Special Use	Ahmadiyya Movement In Islam Property Owner Request to occupy the premises as a day care center for 50 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m. Action: Granted 2 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron. Vote: 4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the fenced outdoor play area is separated from the parking area by some type of physical barrier such as bollards. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	5600 W. Fond du Lac Av. 2nd Dist.
62	23651 Special Use	Associated Counseling & Training Servies, Inc. Clarence Johnson, President & CEO; Lessee Request to occupy the premises as a social service facility (counseling, training and office space).	6815 W. Capitol Dr. 2nd Dist.
		Action: Adjourned Motion: Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	23738 Dimensional Variance	Dan Flor and Carol Cullen Property Owner Request to construct a garage on the premises.	1675 N. Franklin Pl. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled at the next available hearing.	
64	23652 Special Use	The Salvation Army Major Ronald G. Larsen; Lessee Request to continue occupying the premises as a second sales facility.	2170 N. Prospect Av. A/K/A 2009 E. Kenilworth Pl. 3rd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
65	23739 Special Use	Faith's Day Care Inc. Kevin Ozenne; Lessee Request to occupy the premises as a day care center for 18 children, ages 6 wks - 10 yrs., from 6:00 a.m. to 11:30 p.m.	8593-95 W. Appleton Av. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	23746 Dimensional Variance	Ms. La Rita L. Winston d/b/a La Rita's Lasting Impressions; Lessee Request to occupy the premises as a shelter care facility for 8 children located within 2,500 feet of another Community Living Arrangement.	308 W. Concordia Av. A/K/A 300-08 W. Concordia Ave. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	23674 Dimensional Variance	Tautila Russell Property Owner Request to occupy the premises as a Group Home for eight children.	2511-13 N. 50th St. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of two (2) years, commencing with the date hereof.	
68	23767 Dimensional Variance	Susan Crockett d/b/a Comspect Supportive Living; Property Owner Request to occupy the premises as a adult family home for 3 residents within 2,500 feet of another CLA.	4218 W. Auer Av. 7th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of two (2) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	23736 Special Use	House of Prayer Shelter, Inc. Mary Jones;Prospective Buyer Request to occupy the premises as a shelter care facility for 30 women and children.	2455 W. North Av. A/K/A 2451-57 W. North Ave. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearin.	
70	23446 Special Use	Diljeet S. Khahra, Property Owner Request to continue occupying the premises as a motor vehicle pumping station & convenience store.	2905 W. Fond du Lac Av. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That, within 30 days, the petitioner submit a revised landscaping and screening plan to the Department of City Development Planning Administration Section for approval. The plan need not include landscaping adjacent to the west abutting property, but must include additional trees and shrubs along the Fond du Lac Ave. frontage.</p> <p>5. That all plant materials will be installed upon completion of the re-construction of Fond du Lac Ave, but no later than October 15, 2001</p> <p>6. That all previous conditions regarding this property are complied with.</p> <p>7. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
71	23668 Special Use	Bulk Petroleum Darshan Dhaliwal; Property Owner Request to raze the existing pumping station a construct a new pumping station with a convenience store on the premises.	2306 W. Fond du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Georgia Cameron moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
72	23648 Special Use	Major Ronald G. Larsen Salvation Army; Lessee Request to continue occupying the premises as a second hand sales facility.	6000 W. Silver Spring Dr. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That the petitioner take appropriate measures to insure that donated items do not accumulate on site. 6. That the storefront windows are maintained in an attractive manner. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
73	23711 Other	John S. Braatz Property Owner Request to modify the conditions of approval of Case No. 16651.	6436 N. 55th St. 9th Dist.
	Action:	Order Upheld	
	Motion:	Scott Winkler moved to extend compliance of condition until June 30, 2002. Seconded by Henry Szymanski.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
74	23712 Special Use	Stunna's Hall of Fame Museum Roosevelt C. Cooper; Lessee Request to occupy the premises as a community center.	6099 N. Teutonia Av. A/K/A 6063-6159 N. Teutonia Ave. 9th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
75	23748 Special Use	Pierre Phillips, Lessee Request to occupy the premises as an open-air market for 60 days without the required landscaping.	7141 N. 76th St. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storage trailer is removed from the site. 5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on September 30, 2001. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
76	23618 Special Use	Belinda's Playpen Day Care Belinda Curtain; Prospective Buyer	4202 W. Silver Spring Dr. 9th Dist.
		Request to occupy the premises as a day care center for 25 children, ages 6 wks. - 12 yrs., from 6 a.m. to 12 a.m.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains a safety inspection for the boiler prior to occupancy. 5. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 6. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 7. That signage is limited to the existing pylon sign and the two awning signs above the storefront windows. 8. That the outdoor play area is not utilized after 8:00 P.M. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	23675 Dimensional Variance	Harbor Cross Christian Manor Portia E. Draeving; Lessee Request to occupy the premises as a Adult Family Home (AFH) for 4 clients.	3383 N. 24th St. 10th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all necessary measures to provide security on the premises including hiring private security personnel as necessary. 5. That this Variance is granted for a period of two (2) years, commencing with the date hereof.	
78	23683 Rehearing Request	Looney Squad Learning Center Nickole Foster; Lessee Request to occupy the premises as a day care for 15 children, ages 2 to 12 years old, Monday through Friday, 6:00 AM to 12:00 AM.	1537 W. Groeling Av. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
79	23727 Dimensional Variance	Shecar Development Services Group Home Carlos and Sheila Ramos; Property Owner Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 female clients.	2903 N. 28th St. 10th Dist.
	Action:	Denied	
	Motion:	Henry Syzmanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Syzmanski 0 Nays, 1 C. Zetley Abstained.	
80	23614 Special Use	Peniel Church Ministries, Inc. Renzie D. Taylor; Lessee Request to continue occupying the premises as a church.	1202 W. Keefe Av. A/K/A 1200-1208 W. Keefe Ave. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Syzmanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Syzmanski, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy certificate and complies with all State commercial code requirements for churches. 5. That all outstanding code violations are corrected prior to occupancy. 6. That signage does not exceed 17.5 square feet. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
81	23492 Special Use	Marco Soto, Lessee Request to occupy the accessory structure (garage) as a motor vehicle sales facility.	1038 S. 6th St. 12th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Roy Nabors.	
	Vote:	5 Ayes - Winkler, Cameron, Nabors, Zetley and Szymanski, 0 Nays, 0 Abstained.	
82	23483 Dimensional Variance	Branko Radicevic, Property Owner Request to allow the existing outdoor storage lot, constructed contrary to the approved permit, to remain without code required landscaping.	537 S. 2nd St. 12th Dist.
	Action:	Granted	
	Motion:	C. Zetley Recused. Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes Winkler, Cameron, Nabors and Szymanski 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the petitioner agrees to work with Department of City Development Planning Administration staff on an acceptable screening plan for the parking lot. The petitioner must submit screening plans to the Board of Zoning Appeals for Department of City Development staff review and approval. Plans submitted to the Plan Examination Section must be consistent with the final Department of City Development Planning Administration staff approved plan, or no permits will be issued. 5. That the petitioner receives permission from the City Forester to use the 3-foot portion of the public right of way along West Bruce Street as a planting area. 6. That a landscaping and screening plan is submitted to and approved by the Department of City Development. 7. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
83	23732 Special Use	Donald Frasier, Lessee Request to occupy the first floor of the premises for storage of motor vehicle parts.	2335 S. Kinnickinnic Av. A/K/A 2329-35 S. Kinnickinnic Ave. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
84	23597 Special Use	John Hoenick, Lessee Request to occupy the premises as a retail tire facility.	162 E. Lincoln Av. A/K/A 162-166 E. Lincoln 14th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 0 Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
85	23718 Special Use	Wayne's Wando Crawford; Lessee	8517 W. Kaul Av. 15th Dist.
		Request to occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all areas used for parking are paved. 5. That no work or storage of vehicles occurs within the public right-of- way. 6. That all repair work is conducted inside of the building. 7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
86	23734 Dimensional Variance	Michael J. & Robert F. Bortolotti, Property Owner Request to occupy the premises as a contractor's yard without the minimum required setback.	9850 W. Carmen Av. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes - Winkler, Cameron, Nabors and Szymanski 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a revised landscape and screening plan is submitted to and approved by the Department of City Development Planning Administration section prior to the issuance of any permits. The revised landscape and screening plan should include enhanced landscaping and screening along the Carmen Ave. and 99th Street frontages. 5. That these Variances are granted for a period of ten (10) years, commencing with the date hereof.	
87	22906 Special Use	Aquil Malik, Property Owner Request to construct and occupy the premises as a gas station convenience store and type 'b' restaurant.	720-30 N. 35th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
88	23669 Use Variance	Bulk Petroleum Corp. Darshan Dhaliwal; Property Owner Request to raze the existing facility and construct a new pumping station with a convenience store on the premises.	2173 N. 35th St. A/K/A 2175 N. 35th St. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled at the next available hearing.	
89	23600 Special Use	Agape Love Deliverance Church Rev. Joyce M. Dixon; Prospective Buyer Request to occupy the premises as a church.	4716 W. Lisbon Av. A/K/A 4716-18 W. Lisbon Ave. 17th Dist.
	Action:	Denied	
	Motion:	Henry Szymanski moved to deny the appeal. Seconded by Roy Nabors.	
	Vote:	5 Ayes - Winkler, Cameron, Nabors, Zetley and Szymanski 0 Nays, 0 Abstained.	

Other Business:

Board member Roy Nabors moved to approve the minutes of the August 2, 2001 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for October 4, 2001.

Board member Henry Szymanski moved to adjourn the meeting at 8:15 p.m. Seconded by Board member Scott Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board